



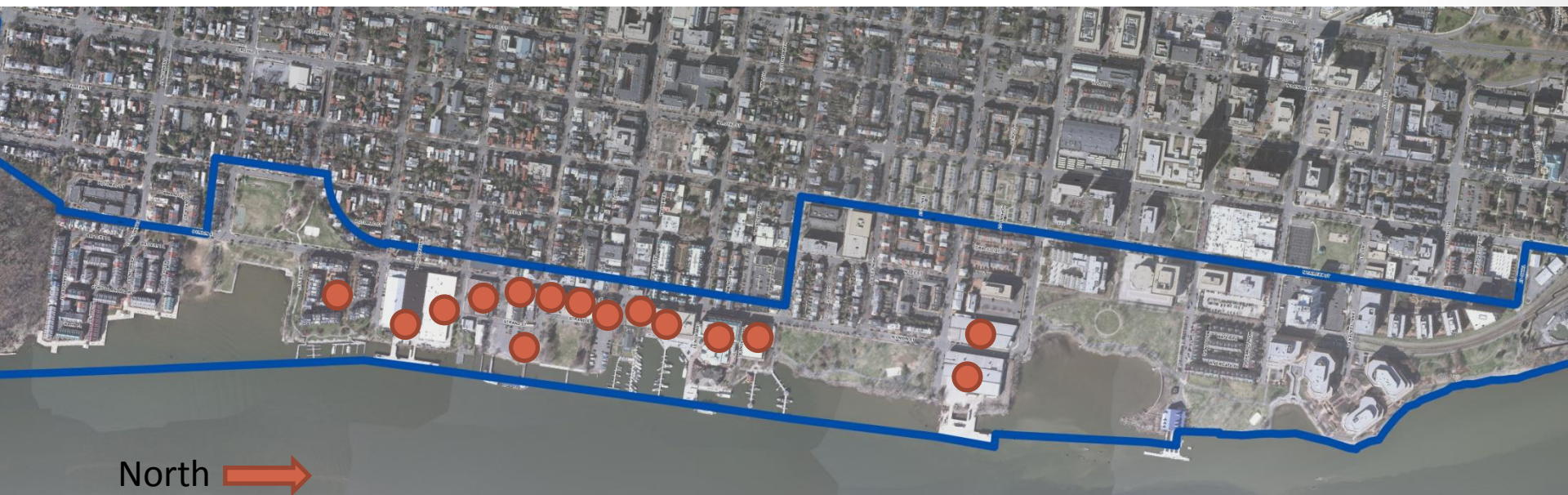
# Alexandria Waterfront

Existing Resources Design Analysis  
November 30, 2011

This very brief design analysis is provided in response to an inquiry from the Waterfront Work Group asking whether the existing buildings in the plan area could be constructed under the existing Potomac River Vicinity Height District requirements, adopted in 1987; Buildings Along the Waterfront, Chapter 8 of the BAR's *Design Guidelines*, adopted in 1993; or the Development Guidelines in the Draft Waterfront Small Area Plan adopted by the Planning Commission. Not every building in the plan area was included in this survey. Building heights were provided only where they could be verified.

# Location of Structures Analyzed

( 3 )



# 500 N. Union St. Robinson Terminal North (west building)

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Original period of construction: c. 1976

This building is not within the Old & Historic Alexandria District and is not subject to BAR review.

## Zoning

W-1 Zone, Subject to Zoning Ordinance sec. 6-500 for the **Old Town North Height District #4** and the **Old Town North Urban Overlay District**:

- Underground or embedded parking required for not less than 90% of all parking.
- General Land Use concept plan: Mixed Use but not within a Retail Focus Area
- 66' height limit per OTN Height District #4. Limited to 55' per W-1 Zone.

## Proposed Waterfront Plan Development Guidelines

- Height: 66' allowed. For reference, the existing adjacent office building at 103 Pendleton St. is 68' above the sidewalk at the northeast corner per City Surveyor.
- Active frontage required on Union and Pendleton Streets

## Summary

The existing brick and metal panel warehouse building does not comply with the proposed Waterfront Development Guideline requirements for modern design inspired by historic architectural character with active uses along the ground level at the north and east sides.



# 501 N. Union St. Robinson Terminal North (east building)

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Original period of construction: c. 1968

This building is not within the Old & Historic Alexandria District and is not subject to BAR review.

## Zoning

Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3:**

(a) Recreational access to the waterfront: The existing building does not provide views of or access to the waterfront.

(b) Height	Existing:	32.37' above the sidewalk at the southwest corner of the building per City Surveyor measurement.
	Allowed:	30' and 45' per waterfront settlement agreement. 55' per W-1 zone. 50' maximum height with SUP and step back above 30' per the Potomac River Vicinity Height District requirements.
	Proposed:	30' and 45' maximum heights per waterfront settlement agreement with step back at 30' height.

(c) Reflection of traditional height, mass and bulk: The existing building represents mid-20<sup>th</sup> century warehouses but not traditional 18<sup>th</sup> or 19<sup>th</sup> century building scale.

## Proposed Waterfront Plan Development Guidelines

- Encourage modern design inspired by historic precedent of 18<sup>th</sup> century Alexandria warehouse architecture.
- Building bulk to step down from Union St. toward the water.
- Enhance streetscape and prohibit curb cuts on North Union Street.

## Summary

The existing warehouse building does not comply with the proposed Waterfront Development Guideline requirements for building scale or modern design inspired by historic architectural character.

# 211 N. Union St.

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Original period of construction: c. 1986



- Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3**:
  - (a) Recreational access to the waterfront: Yes. Pedestrian access is provided along waterfront
  - (b) Height
    - Existing: Unknown
    - Allowed: 30', 50' setback from street face with SUP. Existing building does not step back from the street face above 30' height, as required today.
    - Proposed: Existing building to remain
  - (c) Reflection of traditional height, mass and bulk: The existing building reflects the traditional height mass and bulk of the adjacent and historic early-20<sup>th</sup> century Torpedo Factory but is visually more massive than 18<sup>th</sup> or 19<sup>th</sup> century warehouse forms typically found within the district.

## **BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]**

- **Roof:** The flat roof does not reflect traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms but is consistent with the adjacent historic Torpedo Factory and other 20<sup>th</sup>-century historic buildings.
- **Siting and Building Orientation:** Building set back and raised first story do not reflect traditional siting and grade level entrances.
- **Fenestration:** The pattern of regular punched openings represents traditional, load bearing masonry warehouse design and has a solid-to-void ratio appropriate to commercial structures.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The existing building is approximately 120' wide.
- **Style and Architectural Detailing:** The existing structure represents a contemporary abstraction of historic design elements.

## **Proposed Waterfront Plan Development Guidelines**

- There are no specific Development Guidelines for this existing structure but parking for new buildings is generally required to be below grade and active uses would be required at street level.

## **Summary**

- The general architectural character, materials and fenestration are compatible with the adjacent Torpedo Factory but the building is set back from the street and the façade does not step back above the 30' height. The existing structure could not be constructed under the present Design Guidelines.

# 201 N. Union St. Torpedo Factory Building 3

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Original period of construction: 1942  
Renovated: c. 1983

Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3:**

(a) Recreational access to the waterfront: pedestrian access is provided along waterfront

(b) Height Existing: Unknown

Allowed: 30', 50' setback from street face with SUP. Existing building does not set back from the street face above 30' height.

Proposed: Existing building to remain

(c) Reflection of traditional height, mass and bulk: The existing building reflects the traditional height mass and bulk of the adjacent and historic early-20<sup>th</sup> century Torpedo Factory Art Center building but is visually more massive than 18<sup>th</sup> or 19<sup>th</sup> century warehouse forms typically found within the district.



## BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]

- **Roof:** The flat roof does not reflect traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms but is consistent with the adjacent historic Torpedo Factory building and other 20<sup>th</sup>-century historic buildings.
- **Siting:** The siting is generally appropriate as there is no setback from street although the entry is not clearly articulated.
- **Fenestration:** Pattern of regular punched openings is representative of traditional warehouse design and maintains the traditional solid-to-void ratio.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The existing building is approximately 175' wide at the street. The building is divided into clearly articulated and regularly spaced bays.
- **Style and Architectural Detailing:** The existing structure represents the Art Deco movement, an early 20<sup>th</sup>-c. style with more ornament than traditional 18<sup>th</sup>- and 19<sup>th</sup>-c. buildings

## Proposed Waterfront Plan Development Guidelines

- There are no specific Development Guidelines for this existing structure but active uses would typically be required at street level on Union Street.

## Summary

- The general architectural character, materials and fenestration of this historic structure are compatible with the adjacent Torpedo Factory Art Center building. The building mass is well articulated and the materials and detailing used during the 1984 renovation are high quality. While this building has more ornament than other historical styles found on the waterfront, it is a typical example of the Art Deco style. However, the existing building appears to be one story more than the 30' height allowed on the street façade and may be one story taller overall than currently allowed by the height district. In addition, the building is significantly wider than recommended in the Design Guidelines. Therefore, the existing structure could not be constructed under the present regulations.

# 105 N. Union St. Torpedo Factory Art Center

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Original period of construction: 1918

- Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3**:
  - (a) Recreational access to the waterfront: Pedestrian access is provided along waterfront via Cameron St. and the City Marina.
  - (b) Height
    - Existing: Unknown
    - Allowed: 30', 50' setback from street face with SUP. Existing building does not set back from the street face above 30' height.
    - Proposed: Existing building to remain
  - (c) Reflection of traditional height, mass and bulk: The existing historic building reflects traditional height, mass and bulk of early 20<sup>th</sup> century commercial buildings on the waterfront but is larger than waterfront buildings of the 18<sup>th</sup> or 19<sup>th</sup> century.

## BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]

- **Roof:** The flat roof does not reflect traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms but is consistent with adjacent 20<sup>th</sup>-century historic buildings.
- **Siting:** The siting generally appropriate as there is no setback from street and the entry is clearly articulated.
- **Fenestration:** Pattern of regular punched openings is representative of traditional warehouse design and maintains the traditional solid-to-void ratio.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The existing building is approximately 245' wide. The building is divided into clearly articulated and regularly spaced bays.
- **Style and Architectural Detailing:** The existing structure represents the Art Deco movement, an early 20<sup>th</sup>-c. style with more ornament than traditional 18<sup>th</sup>- and 19<sup>th</sup>-c. buildings.

## Proposed Waterfront Plan Development Guidelines

- There are no specific Development Guidelines for this existing structure.

## Summary

- The architectural character, materials and fenestration of this iconic, early 20<sup>th</sup> century historic structure generally comply with the BAR's Design Guidelines with one important exception – the length of the building is 2 ½ times the maximum guideline recommendation. Therefore, the existing structure could generally be constructed under the present regulations if the façade were articulated to look like multiple buildings.

# 101 N. Union St. Torpedo Factory Bldg. 10

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Original period of  
construction: 1941-1958  
Renovated: c. 1986

Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3:**

(a) Recreational access to the waterfront: Pedestrian access is provided to and along waterfront via Thompson's Alley and Cameron St.

(b) Height      Existing:      52' to top of parapet at southwest corner per City Surveyor  
                 Allowed:      30', 50' setback from street face with SUP. Existing building does not set back from the street face above 30' height.

                 Proposed:      Existing building to remain

(c) Reflection of traditional height, mass and bulk: The existing mid-20<sup>th</sup> century building reflects the traditional height mass and bulk of the adjacent and Torpedo Factory Art Center but is visually more massive than 18<sup>th</sup> or 19<sup>th</sup> century warehouse forms typically found within the district.



## BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]

- **Roof:** The flat roof does not reflect traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms but is consistent with adjacent 20<sup>th</sup>-century historic buildings.
- **Siting:** The siting is generally appropriate as there is no setback from street and the entry is clearly articulated.
- **Fenestration:** Pattern of regular punched openings is representative of traditional warehouse design and maintains the traditional solid-to-void ratio. The first story has large storefront windows, consistent with the Guidelines.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The existing building is approximately 100' wide. The building is divided into clearly articulated and regularly spaced bays.
- **Style and Architectural Detailing:** The existing structure represents the Art Deco movement, an early 20<sup>th</sup>-c. style with more ornament than traditional 18<sup>th</sup>- and 19<sup>th</sup>-c. buildings

## Proposed Waterfront Plan Development Guidelines

- There are no specific Development Guidelines for this existing structure but parking for new buildings is generally required to be below grade and active uses would be required at street level.

## Summary

- The general architectural character, materials and fenestration of this historic structure are compatible with the adjacent Torpedo Factory Art Center building. The building mass is well articulated and the materials and detailing used during the 1986 renovation are high quality. Although the parapet feature at the southwest corner of the existing building is significantly more than the 30' height allowed without a step back on the street façade, the remainder of the structure could generally be constructed under the present regulations.

# 6 King St. and 104 S. Union St.

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Original period of construction: 1796, additions late-20<sup>th</sup> c.

- Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3**:
  - (a) Recreational access to the waterfront: Pedestrian access is provided to the waterfront via Wales Alley
  - (b) Height
    - Existing: Unknown
    - Allowed: 30', 50' setback from street face with SUP. Street faces of the existing building generally set back above the 30' height limit.
    - Proposed: Existing building to remain
  - (c) Reflection of traditional height, mass and bulk: The existing historic building generally reflects the scale of traditional 18<sup>th</sup> century warehouses found within the district.

## **BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]**

- **Roof:** The gable roof forms on both the historic building and contemporary addition reflect traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms as favored by the Guidelines.
- **Siting:** The siting is generally appropriate as there is no setback from street and the entries are clearly articulated.
- **Fenestration:** Pattern of regular punched openings is representative of traditional warehouse design and maintains the traditional solid-to-void ratio. The first story has large storefront windows, consistent with the Guidelines.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The historic building is approximately 48' wide on South Union Street and the more recent addition is approximately 48' on King Street.
- **Style and Architectural Detailing:** The existing structures represents a traditional late 18<sup>th</sup>-c. warehouse building with a Colonial Revival style addition, both consistent with the recommendations in the Guidelines.

## **Proposed Waterfront Plan Development Guidelines**

- There are no specific Development Guidelines for this existing structure.

## **Summary**

- This 18<sup>th</sup> century building was the model for many of the BAR's Design Guidelines with respect to form, size, materials, fenestration and architectural character and, therefore, generally complies with the Design Guidelines. The existing contemporary addition behind 104 S. Union St. on Wales Alley was reviewed and approved by the BAR under the present Design Guidelines.

# 110 S. Union St.

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Original period of construction: c. 1990

Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3:**

- (a) Recreational access to the waterfront: A visual break is provided between buildings in the block face but no physical access is provided to the waterfront parks
- (b) Height
  - Existing: 60' height per original building architect. 52' from Union St. sidewalk to roof cornice per City Surveyor.
  - Allowed: 30', 50' setback from street face with SUP. Existing building does not set back from the street face above 30' height and exceeds current height limit.
  - Proposed: Existing building to remain
- (c) Reflection of traditional height, mass and bulk: The existing building visually reflects the mass and height of historic warehouse buildings typically found within the district, in part because the façade of the building is designed to appear to be two separate buildings.



## BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]

- **Roof:** The gable roof form reflects traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms as favored by the Guidelines. The mansard roof on the southern portion is not consistent with the Guidelines.
- **Siting:** The siting is generally appropriate as there is no setback from the street and the entries are clearly articulated.
- **Fenestration:** Pattern of regular punched openings is representative of traditional warehouse design and maintains the traditional solid-to-void ratio. The first story has large storefront windows, consistent with the Guidelines.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. Although this is one large block-long building, it is divided visually and stylistically into what appear to be two buildings measuring approximately 33' in width and 70' in width.
- **Style and Architectural Detailing:** The existing structures represents a traditional late 18<sup>th</sup>-c. warehouse building and a higher-style Renaissance palazzo building on the southern portion. Although the latter section is higher style than recommended in the Guidelines and Zoning Ordinance, and not typical of historic styles found in this area of the district, the changes in styles and detailing provides visual massing relief.

## Proposed Waterfront Plan Development Guidelines

- There are no specific Development Guidelines for this existing structure but parking for new buildings is generally required to be below grade and active uses would be required at street level and fronting the park.

## Summary

- This building was approved by the BAR in 1988, prior to adoption of the *Design Guidelines* in 1993. The general architectural character, materials and fenestration comply with the *Design Guidelines* but the existing building does not step back above the 30' height and is 10' taller than the 50' maximum height allowed today. While the highly ornamented architectural style of a portion of this building is appropriate for this specific location on S. Union St., and reflects the historic Corn Exchange Building at 100 King, the existing structure could not be constructed under the present zoning regulations because of its height.

# 0 Prince St. Beachcomber

18



Original period of construction: 1946

- Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3:**
  - (a) Recreational access to the waterfront: None
  - (b) Height
    - Existing: Unknown
    - Allowed: 30', 50' setback from street face with SUP.
    - Proposed: Existing historic restaurant building to be restored and reused per Waterfront Plan
  - (c) Reflection of traditional height, mass and bulk: Yes

## BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]

- **Roof:** The flat roof does not reflect traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms but is consistent with other 20<sup>th</sup>-century historic buildings on the waterfront.
- **Siting:** The siting is atypical as it is substantially set back from the street today as when it was constructed it was built on stilts in the Potomac River.
- **Fenestration:** Pattern of regular punched openings is representative of traditional warehouse design and maintains the traditional solid-to-void ratio.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The existing building is approximately 32' wide.
- **Style and Architectural Detailing:** The existing structure represents post-World War II commercial construction with common, readily-available materials, such as concrete block, and minimal decoration. The second-story wrap-around balcony is a character-defining feature of this otherwise non-descript building.

## Proposed Waterfront Plan Development Guidelines

- There are no specific Development Guidelines for this building beyond recommended restoration for potential restaurant use.
- Public pedestrian access must be provided along the waterfront.

## Summary

- Although the existing, mid-20<sup>th</sup> century building generally complies with the BAR Guidelines with respect to size, siting and fenestration, its historic importance is acknowledged more for its cultural significance than its architectural design and the original exposed painted concrete block exterior finish and open parking lot would not be permitted today. Construction of this building for restaurant use represents the evolution of the waterfront from a working, industrial area to a place of recreation and entertainment in the mid-20th century

# 1 Prince St.

( 20 )



Original period of construction: c. 1985

- Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3:**
  - (a) Recreational access to the waterfront: No access is provided to the waterfront parks by this building.
  - (b) Height
    - Existing: Unknown
    - Allowed: 30', 50' setback from street face with SUP. Street faces of the existing building generally set back above the 30' height limit.
    - Proposed: existing building to remain
  - (c) Reflection of traditional height, mass and bulk: Yes



## BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]

- **Roof:** The gable roof reflects traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms.
- **Siting:** The siting is generally appropriate as there is no setback from the street for part of the building. However, the use of a raised courtyard and the building walls set well back from the street is not consistent with the Guidelines or traditional commercial development patterns.
- **Fenestration:** Pattern of regular punched openings is representative of traditional load bearing masonry warehouse design and the openings maintain a traditional solid-to-void ratio.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The existing building portion on South Union Street is approximately 40' in width while the rear of the building on The Strand is approximately 85 feet.
- **Style and Architectural Detailing:** Part of the building has a clear Colonial Revival design while the set back portion is done as an abstraction of a historic warehouse style.

## Proposed Waterfront Plan Development Guidelines

- There are no specific Development Guidelines for this existing structure but parking for new buildings is generally required to be below grade and active uses would be lowered to street level.

## Summary

- Although this building was constructed prior to adoption of the BAR's *Design Guidelines*, the general architectural character, materials and fenestration comply with the Guidelines, with the exception of the raised courtyard feature.



Original period of construction: pre-1902

- Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3**:
  - (a) Recreational access to the waterfront: Private alley is blocked, preventing visual or physical access to waterfront parks.
  - (b) Height
    - Existing: Unknown
    - Allowed: 30', 50' setback from street face with SUP.
    - Proposed: Existing historic warehouse buildings to be restored and adaptively reused per Waterfront Plan
  - (c) Reflection of traditional height, mass and bulk: Yes

## BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]

- **Roof:** The flat roof does not reflect traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms but is typical of late 19<sup>th</sup>-c. buildings found throughout the historic district.
- **Siting:** The siting generally appropriate as there is no setback from street .
- **Fenestration:** The lack of fenestration is unusual and not in conformance with the Guidelines. It is likely that the current siding obscures a traditional fenestration pattern
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The existing building is approximately 36' wide on S. Union St.
- **Style and Architectural Detailing:** The existing style is difficult to discern due to incompatible later alterations such as the siding over brick walls obscuring all windows. It is likely that this building is a late 19<sup>th</sup>-c. simple commercial building with a stepped parapet. The segmental arches over the remaining windows and corbelled brick cornice indicate that a brick building exists underneath.

## Proposed Waterfront Plan Development Guidelines

- The historic alley on the south side of the structure must be opened, with new infill construction permitted, provided that it creates an open, transparent space reflecting the historic alley in this location.
- Active uses should constitute the predominant ground floor use on the street facades.

## Summary

- The architectural character, size, siting, materials (below the existing siding) and fenestration generally appear to comply with the BAR's *Design Guidelines*. However, in its current condition it is impossible to determine the style, fenestration and any architectural detailing that remains. There are visual clues that there is extant historic material but further investigative work must be done to determine how to proceed with a restoration of this building. The late 20<sup>th</sup> century addition which fills a portion of the alley is not historic and must be removed or made visually transparent to comply with the Waterfront Plan's Development Guidelines.

# 204/206 S. Union St.

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Original period of construction  
204 S. Union: c. 1852,  
alterations in early 20<sup>th</sup> century

206 S. Union: c.1843,  
alterations in early 20<sup>th</sup> century

- Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3**:
  - (a) Recreational access to the waterfront: None
  - (b) Height
    - Existing: 204: 39'-4" from sidewalk to top of parapet. 206: 43'-4" from sidewalk to top of parapet.
    - Allowed: 30', 50' setback from street face with SUP.
    - Proposed: Existing historic warehouse buildings to be restored and adaptively reused per Waterfront Plan
  - (c) Reflection of traditional height, mass and bulk: Yes



## BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]

- **Roof:** The flat roof does not reflect traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms but is consistent with other historic buildings along the waterfront.
- **Siting:** The siting is generally appropriate as there is no setback from street and the entry is clearly articulated.
- **Fenestration:** Although the second and third story windows have been filled in, it is evident that there was a pattern of regular punched openings representative of traditional warehouse design that maintains the traditional solid-to-void ratio.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. 204 South Union Street is approximately 35' wide and 206 South Union Street is approximately 45' wide.
- **Style and Architectural Detailing:** The existing structure represents a utilitarian 19<sup>th</sup>-century with minimal decoration. Cast iron door fenders to protect brickwork remain.

## Proposed Waterfront Plan Development Guidelines

- Active uses should constitute the predominant ground floor use on the street facades.

## Summary

- The scale, mass, and siting of these mid-19<sup>th</sup> century warehouse buildings are compatible with traditional waterfront buildings and the Guidelines. If the windows at the second and third stories were reopened, it would again have an appropriate fenestration pattern. The height is above what is permitted by the Height District and Guidelines without stepping back and, in their current form, these two buildings could not be constructed under the Design Guidelines because of the height on the street facades.



Original period of construction: 1980s

- Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3**:
  - (a) Recreational access to the waterfront: No access is provided to the waterfront parks by this building.
  - (b) Height
    - Existing: Unknown
    - Allowed: 30', 50' setback from street face with SUP.
    - Proposed: Redevelopment per Waterfront Plan
  - (c) Reflection of traditional height, mass and bulk: Yes

## BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]

- **Roof:** The modern interpretation of a gable roof references traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms but is clearly a contemporary feature.
- **Siting:** The siting is generally appropriate as there is no setback at either street though the location of a parking area along the length of the building is a modern-day obstruction. Parking lots to the side of a building or open to the street are strongly discouraged in the Guidelines.
- **Fenestration:** The window and door openings are atypical of traditional warehouse design although a traditional solid-to-void ratio is roughly maintained.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The existing building width along the street is 30 feet and the building's length is the length of the block, approximately 180 feet.
- **Style and Architectural Detailing:** This building has some elements that are a post-modern interpretation of historic warehouse features. However, the building is clearly contemporary.

## Proposed Waterfront Plan Development Guidelines

- Parking must be below grade.
- A pedestrian alley must be provided between South Union Street and the Strand.
- Active uses should constitute the predominant ground floor use on the street facades.

## Summary

- The general architectural character, building size, materials and fenestration of the building itself generally complies with the BAR's *Design Guidelines*, though the orientation facing an open parking lot does not.

# 220 S. Union St.

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Original period of construction: between 1941 & 1958

- Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3:**
  - (a) Recreational access to the waterfront: No access is provided to the waterfront parks by this building.
  - (b) Height
    - Existing: Unknown
    - Allowed: 30', 50' setback from street face with SUP.
    - Proposed: Redevelopment per Waterfront Plan
  - (c) Reflection of traditional height, mass and bulk: Yes



## **BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]**

- **Roof:** The flat roof does not reflect traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms but is consistent with adjacent 20<sup>th</sup>-century buildings.
- **Siting:** The siting generally appropriate as there is no setback from street.
- **Fenestration:** There is not a clear pattern representative of traditional warehouse design and does not maintain a traditional solid-to-void ratio.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The existing building is approximately 118' wide.
- **Style and Architectural Detailing:** The existing structure is a non-descript, utilitarian warehouse from the mid 20<sup>th</sup>-c. with little architectural style or detailing and is not consistent with the Guidelines.

## **Proposed Waterfront Plan Development Guidelines**

- Active uses should constitute the predominant ground floor use on the street facades.
- A mid-block pedestrian alley must be provided between South Union Street and the Strand.

## **Summary**

- The architectural character and fenestration of this mid-20<sup>th</sup> century warehouse does not comply with the BAR's Design Guidelines. This structure could not be constructed under the present Guidelines.



Original period of construction: pre-1885, with later alterations

- Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3**:
  - (a) Recreational access to the waterfront: No access is provided to the waterfront parks by this building.
  - (b) Height
    - Existing: Unknown
    - Allowed: 30', 50' setback from street face with SUP.
    - Proposed: Existing historic warehouse building to be restored and adaptively reused per Waterfront Plan
  - (c) Reflection of traditional height, mass and bulk: Yes

## BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]

- **Roof:** The gable roof reflects traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms and is consistent with the Guidelines.
- **Siting:** The siting generally appropriate as there is no setback from street and the entry is clearly articulated.
- **Fenestration:** The pattern of regular punched openings is representative of traditional warehouse design and maintains the traditional solid-to-void ratio as recommended in the Guidelines.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The existing building is approximately 30' wide. The building is divided into clearly articulated bays.
- **Style and Architectural Detailing:** The existing structure represents a mid 19<sup>th</sup>-century masonry warehouse form and exemplifies the traditional quality and quantity of detailing found on historic structures, in accordance with the Guidelines.

## Proposed Waterfront Plan Development Guidelines

- Active uses should constitute the predominant ground floor use on a portion of the street facades of Strand, Duke and the waterfront park.
- A new east west street connection north of Wolfe St. between S. Union and the pier, connecting to a southern extension of the Strand is strongly encouraged.

## Summary

- The architectural character, size, siting, materials and fenestration of this 19<sup>th</sup> century warehouse building generally comply with the BAR's Design Guidelines.

# Robinson Terminal South

( 32 )



Original period of construction: mid-20<sup>th</sup> c.

- Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3**
  - (a) Recreational access to the waterfront: No access is provided to the waterfront parks by this building.
  - (b) Height
    - Existing: 28.86' from sidewalk to roof at the northwest corner of the building per City Surveyor.
    - Allowed: 30', 50' setback from street face with SUP.
    - Proposed: Redevelopment per Waterfront Plan
  - (c) Reflection of traditional height, mass and bulk: The buildings represent mid-20<sup>th</sup> century warehouses but not traditional 18<sup>th</sup> or 19<sup>th</sup> century building scale.



## BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]

- **Roof:** The flat roof does not reflect traditional 18<sup>th</sup> and 19<sup>th</sup> century gable roof forms but is consistent with adjacent 20<sup>th</sup>-century historic buildings.
- **Siting:** The siting generally appropriate as there is no setback from street.
- **Fenestration:** There is no clear pattern of regular punched openings representative of traditional warehouse design and no traditional solid-to-void ratio.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The existing building is approximately 360' wide, the entire length of the block.
- **Style and Architectural Detailing:** The existing structure is a non-descript, utilitarian warehouse from the mid 20<sup>th</sup>-c. with little architectural style or detailing and is not consistent with the Guidelines.

## Proposed Waterfront Plan Development Guidelines

- Active uses should constitute the predominant ground floor use on a portion of the street facades of Strand, Duke and the waterfront park.
- A new east west street connection north of Wolfe St. between S. Union and the pier, connecting to a southern extension of the Strand is strongly encouraged.

## Summary

- The architectural character, size, siting, materials and fenestration of this 20<sup>th</sup> century warehouse building do not comply with the BAR's Design Guidelines. The existing structure could not be constructed under the present regulations.



Original period of construction:  
c. 1993

- Conformance with Zoning Ordinance sec. 6-404 for the **Potomac River Vicinity Height District #3**:
  - (a) Recreational access to the waterfront: Public access is provided along the waterfront by this development.
  - (b) Height
    - Existing: 50' from sidewalk to top of flat portion of roof on Wolfe St. townhouses per City Surveyor
    - Allowed: 30', 50' setback from street face with SUP.
    - Proposed: Redevelopment per Waterfront Plan
  - (c) Reflection of traditional height, mass and bulk: Yes

## **BAR Design Guidelines and Additional Potomac River Vicinity Standards [sec. 10-105(4)]**

- **Roof:** This townhouse project primarily features the appearance of gable roofs though in actuality there are many flat roofs. The Guidelines encourage traditional roof form patterns found in the waterfront area, such as gable roofs.
- **Siting:** Although there are some interior courtyards, the siting is generally appropriate as the townhouses along the street are oriented to the street. However, there are no mid-block connections to provide public or visual access to the waterfront.
- **Fenestration:** Pattern of regular punched openings is representative of traditional residential design and maintains a traditional solid-to-void ratio.
- **Width:** The Guidelines generally recommend that buildings appear to be 35 to 100' feet in width. The existing townhouses are approximately 20' in width. The units also have varying setbacks which breaks up the bulk and mass of the townhouse rows..
- **Style and Architectural Detailing:** This development represents typical neo-traditional/Colonial Revival townhouses found throughout the historic districts. Such styles echo the historic 18<sup>th</sup>- and 19<sup>th</sup>-c. architecture of the district without being direct copies, as recommended by the Guidelines.

## **Proposed Waterfront Plan Development Guidelines**

- There are no specific Development Guidelines for this existing development.

## **Summary**

- The general architectural character, materials and fenestration of the townhouses comply with the BAR's Design Guidelines, though there are no public, mid-block pedestrian connections to the river in this development, as recommended for other sites by the Waterfront Development Guidelines.